



GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Georgetown, and Hillandale

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October 19, 2025

Mr. Frederick Hill
Chairperson
Board of Zoning Adjustment
441 4th Street NW, Suite 210S
Washington, DC 20001
bzsubmissions@dc.gov

RE: Board of Zoning Application by M & Potomac Street Associates to construct a two-story with cellar, principal dwelling unit in the R-3/GT zone at Prospect Street, NW (Square 1206, Lot 832) (BZA #21360)

Dear Chairperson Hill,

On September 29, 2025 ANC 2E held its regularly scheduled public meeting, which was properly noticed and attended by seven commissioners, constituting a quorum. At this meeting the Commission adopted the following resolution by a vote of (6-0-0) with regard to the above-referenced matter:

There has been much discussion regarding this application to build a house on a small lot on Prospect Street, between 33rd and Potomac Streets in Georgetown. The architect has worked hard to design a house that (according to OGB) is in keeping with the historic neighborhood. With OGB a design has been satisfied, this design however requires Four Zoning relief approvals.

The exceptions being sought are:

- Rear Yard Requirement
- Side Yard Requirement
- Lot dimension requirement
- Lot occupancy requirement

ANC 2E hears many requests to support zoning exceptions and each time the ANC must determine whether supporting is the best for the neighborhood. This is one of those cases. ANC 2E asks for BZA to hear neighbors' concerns and evaluate impact on this neighborhood. *This is not the first time that development on this space has been discussed. There is a long history here. ANC 2E asks BZA to research the history of this lot and make a decision based on points learned in the past and present zoning climates.*

COMMISSIONERS:

Kishan Putta, District 1	Topher Mathews, District 2	Paul Maysak, District 3
Peter Sloniewsky, District 4	Mimsy Lindner, District 5	Gwendolyn Lohse, District 6
Daniel Chao, District 7	Knox Graham, District 8	

The ANC acknowledges strong and near universal objection to this project and all variances.

The shared concerns relate mainly to the overall massing of the project along with the use of the left side of the lot to access Eaton Court. From what we have seen there may be an easement, and regardless the residents have been able to use the left side for nearly 45 years. We strongly believe that this use should be allowed to continue - if - any variance is given, we request that this access be continued.

As far as each Variance:

SIDE YARD: We do not oppose the side yard variance since it appears access for the rear neighbors and neighbors to the West is retained. We fully expect the easement offered by Mr. Kearley if the project is approved to be offered to Eaton Court condominium owners.

REAR YARD: We have strong concerns on this variance and the removal of the trees to the rear and space, but do not oppose this variance request.

LOT DIMENSION: As best we understand there have been changes over the past 45 years to this land along with several BZA applications. We understand M and Potomac Partnership, which owns the lot in question, was the developer of Eaton Place condos and created this lot at the time that Eaton Place condos were built back around 1980. This lot has been a 45 year challenge to develop. This variance of 64% remains too much. We do NOT SUPPORT the lot dimension variance.

LOT OCCUPANCY: We do NOT SUPPORT the lot occupancy

Commissioners Gwendolyn Lohse (2E06@anc.dc.gov) and Paul Maysak (2E03@anc.dc.gov) are the Commission's representative in this matter.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Gwendolyn Lohse", followed by a long horizontal flourish line.

Gwendolyn Lohse
Chair, ANC 2E